

Z-5-2009**Gary Nielson****2956 and 2976 South 5600 West****A to C-2****2.0 acres**

Gary Nielsen is requesting a zone change for two parcels totaling 2 acres located at 2956 and 2976 South 5600 West from A (agriculture, minimum lot size ½ acre) to C-2 (general commercial, minimum lot size 20,000 square feet). Surrounding zones include C-2 to the south and east and RM (multi-family residential) to the west and north. Surrounding land uses include commercial to the south, commercial and vacant to the east, and vacant land to the north and west. The Mountain View Corridor is planned to be constructed west of the subject property. The subject property is designated as general commercial in the West Valley City General Plan. Each of the two parcels includes a single family home – one built in 1978 and the other built in 1980. Before the Colt Plaza subdivision was approved and Glen Eagles Drive was constructed, these two properties had access onto 5600 West.

This application was continued during the Planning Commission meeting on July 22, 2009 due to access issues raised by Joe Cunningham, who owns the property to the east. To address the access issue, Mr. Nielson plans to purchase the property to the east, which has access onto Glen Eagles Dr., from Mr. Cunningham.

Attached to this report is a memo from Mr. Nielsen explaining the rationale for the zone change. If the rezone is approved, Mr. Nielsen intends to develop the property as a market with the possibility of small retail/office tenant spaces within or attached to the market building that could be leased to other businesses. Mr. Nielson plans to have an updated concept by the public hearing on September 23.

While visibility for patrons is a concern, the General Plan, surrounding uses, and the future Mountain View Corridor location support commercial use of the property.

During the study session an issue was raised concerning what signage would be allowed. Staff sees three options: 1) wall signs on the building, 2) a small directional sign by the entrance at Glen Eagles Drive (maximum 16 square feet in area), and/or 3) using one of the existing multi-tenant signs for Colt Plaza. According to the applicant, the plan is to use one of the existing multi-tenant signs.

Staff Alternatives:

- Approval of the zone change from A to C-2.
- Continuance to address issues raised during the public hearing.

Applicant:

Gary Nielson

295 Eagle Ridge

North Salt Lake, UT 84054

Discussion: Steve Pastorik presented the application. Harold Woodruff asked if consolidating the properties into one piece is required. Steve replied that it's usually recommended because one building cannot cross a property line. The applicant, Gary

Nielson, restated the original problems with the site and the reason the additional property needed to be purchased. He clarified that there are no problems with access.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval of the zone change from A to C-2

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous –Z-5-2009 – Approved